

# for sale/to let

High Class Retail Showroom

313.1 m<sup>2</sup> (3,370 ft<sup>2</sup>) plus mezzanine



280 Knutsford Road  
Warrington  
Cheshire  
WA4 1AZ

- Prominent Corner Position
- Next to Brand New Co-op
- Parking for up to 20 Cars
- Modern High Quality Building
- A Rated EPC

MORGANWILLIAMS.com

**01925 414909**

## Location

The property is prominently situated on the corner of Carol Street and the A5061 Knutsford Road, immediately next door to a brand new purpose built Co-op Convenience Store.

It is situated half a mile from Warrington Town Centre and Knutsford Road leads to Latchford, Grappenhall and Lymm and to the M6/M56 Interchange, which can be reached within 3 miles.

## Description

We are delighted to offer for sale or rent this fabulous corner retail showroom property.

The property was constructed in 2016 to a high-end specification with quality materials and attractive brick and glazed elevations.

The property enjoys direct road frontage and has dedicated parking to the rear and both sides for up to 20 cars. There is perimeter fencing surrounding the property with vehicular gates on to Carol Street and a pedestrian gate directly from Knutsford Road.

Internally the property comprises a large open plan sales area with a mezzanine level to one end.

The property would suit a variety of retail based trades or for a showroom or office or leisure facility.

Our Client's Long Leasehold interest is available for outright purchase or an occupational lease for a term of years to be agreed. The property is available from July 2021.

## Accommodation

Gross Internal Area

|        |                      |                       |
|--------|----------------------|-----------------------|
| Ground | 313.1 m <sup>2</sup> | 3,370 ft <sup>2</sup> |
|--------|----------------------|-----------------------|

## Services

Mains electricity, water and drainage are connected.

## Rates

We were unable to ascertain the Rateable Value from the Valuation Office Website, interested parties should make their own enquiries.

## Lease Terms & Rental

The property is available by way of a new tenants Full Repairing and Insuring Lease, for a minimum 5 year term, direct from the Landlord at a commencing rental of £40,000 per annum plus VAT, subject to periodic upward only rent reviews.

## Sale Price

Alternatively, our Client's Long Leasehold interest is available for outright purchase at an asking price of £450,000 plus VAT. Our Client's interest is for a 125 year term from 2016 and is subject to an annual ground rent of £10,000 per annum, which is reviewable every 10 years.

## VAT

The above rental and sale price will be subject to VAT.

In the event of an outright purchase the long leasehold ground rent is not subject to VAT.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates [RBates@morganwilliams.com](mailto:RBates@morganwilliams.com)

For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**  
**EPC Score Band A**



## E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.



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